

HISTORIC PRESERVATION COMMISSION
Hearing: February 23, 2012, March 8, 2012
& March 22, 2012
Staff Report

PROJECT INFORMATION

CASE NUMBER: HPC12- 65
CITATION ISSUED: No
ADDRESS: 8 W 2ND ST
APPLICANT NAME: Rev. Helen S. Smith
PREPARED BY: Lisa Mroszczyk Murphy
DATE: March 15, 2012

PROJECT DESCRIPTION

This application concerns the replacement of existing paneled double-leaf wood doors on a contributing resource. The new doors will closely match the existing but will feature clear glass in the upper panel. The doors are located on the west side of an addition that was constructed in 1927. The church was originally constructed in 1900.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:

☒ Yes ☐ No

STAFF COMMENTS:

The existing doors date from 1951 based on documentation provided by the applicant. The *Frederick Town Historic District Design Guidelines* address this situation stating, "If the original door no longer exists and documentation is not available to substantiate the appearance of the original door, the new door must be compatible to the period and style of the building" (p. 74).

Maintaining the same door design of four horizontal panels is appropriate because there is no documentary evidence of another design, it is compatible with the style and age of the building and it retains the building's overall design integrity by corresponding with the other doors in this section. The addition of clear glass in place of the upper panel provides the security the applicant desires but does not detract from the overall design of the door and continues to correspond with the other doors in this section.

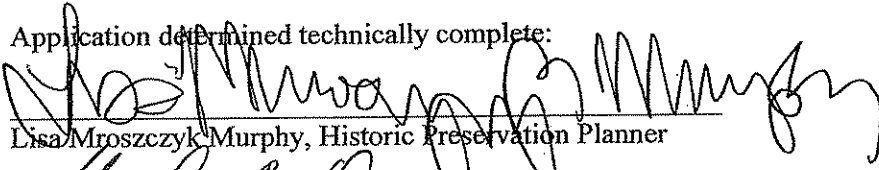
"The Commission 'shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance' (contributing resources). The Commission 'may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, or involving new construction' (non-contributing resources), unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure (66B, Section 8.08)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

Staff recommends approval of replacing the doors with Simpson Traditional Panel #84 doors with glass in place of the upper panel and in-kind replacement of the frame with the following conditions:

- The leafs are equal;
- The doors fit the existing original opening;
- The doors are painted or stained with a solid color opaque stain; and
- The hardware does not include a bright, brassy finish.

Application determined technically complete:


Lisa Mroszczyk-Murphy, Historic Preservation Planner


Matthew Davis, AICP, Manager of Comprehensive Planning

QUOTATION

Bid Date: 3/14/2012

Expires: 4/14/2012

Ref: REVISION I

Robert G. Miller^{Inc.}

SIDING, WINDOWS, DOORS AND BUILDING PRODUCTS

509 WEST ELM AVE. • HANOVER, PA 17331
717-637-7910 FAX 717-637-8912

Customer Information

Company:

Address:

Salesperson: KEITH R. MARTIN

Salesperson Phone: (717) 637-7910

Salesperson Fax: (717) 637-8912

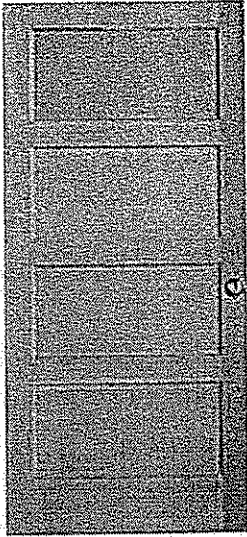
E-Mail: keithm@rgmillerinc.com

Attn: HELEN SMITH

Phone: (301) 462-5644**Fax:**

E-Mail: sycamore@myactv.net

[illegible]

[Print](#)[SHARE](#)

Traditional Panel

84

Series: Exterior Traditional

Type: Exterior Traditional

Standard Features

Available in Any Wood SpeciesAvailable in Virtually Any SizeAvailable with UltraBlock® Technology.5-year warranty

Panels: 3/8" VG Flat Panel

Moulding: na

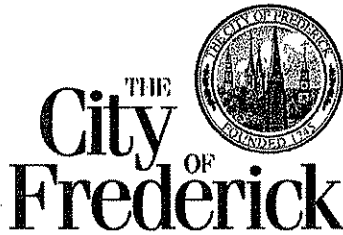
Glass: na

Caming: na

Customer Service: 1-800-SIMPSON (746-7766)

Email: SimpsonCustomerService@brandner.com

Top Panel would have glass insert. See quote.



HISTORIC PRESERVATION COMMISSION

Hearing: March 22, 2012

Staff Report

PROJECT INFORMATION

CASE NUMBER: HPC12-100
CITATION ISSUED: No
ADDRESS: 103 W 2ND ST
APPLICANT NAME: Robert Kelley
PREPARED BY: Lisa Mroszczyk Murphy
DATE: March 12, 2012

PROJECT DESCRIPTION

The applicant is seeking approval to apply a water repellent masonry coating to the chimney and parapet of an early nineteenth century contributing resource.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:

☐ Yes ☒ No

STAFF COMMENTS:

The *Frederick Town Historic District Design Guidelines* state, "The painting or coating of masonry structures that are not currently painted or coated will not be approved, except in those cases where it will help stabilize deteriorating brick" (p. 46).

The building was neglected under previous ownership and the applicant has recently taken appropriate steps to address this by obtaining administrative approval to repoint the east wall with a lime-based mortar and to selectively replace spalled brick in-kind. Significant mortar loss had been permitting water infiltration that led to deterioration, cracking and spalling of the brick. Apart from the bricks that are going to be replaced, the wall is in overall good condition.

The National Park Service Preservation Brief 1: "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings" states,

- Water-repellent coatings are generally *transparent*, or clear, although once applied some may darken or discolor certain types of masonry while others may give it a glossy or shiny surface.

- Once inside the wall, water vapor can condense at cold spots producing liquid water which, unlike water vapor, cannot escape through water-repellent coatings. The liquid water within the wall...can cause considerable damage.
- [T]hese coatings can be very difficult, if not impossible, to remove from the masonry if they fail or become discolored.
- Water penetration to the interior of a masonry building is seldom due to porous masonry, but results from poor or deferred maintenance.
- If historic masonry buildings are kept watertight and in good repair, water-repellent coatings should not be necessary.
- If, following a reasonable period of time after the building has been made watertight and has dried out completely, moisture actually appears to be penetrating through the repointed and repaired masonry walls, then the application of a water-repellent coating may be considered in select areas only.

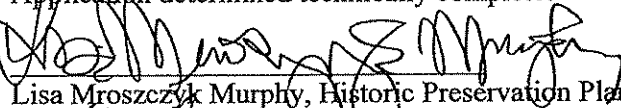
Once the approved repair work is completed, the building should be watertight and staff expects deterioration will not progress. It should not be until effectiveness of these repairs can be fully assessed that a water-repellant coating, an irreversible treatment, is considered for this building. Additionally, since chimneys and parapets are more sensitive to freeze-thaw than other areas of a building, they should be regularly assessed to identify weak areas and then maintained regularly to prevent similar situations from occurring in the future.

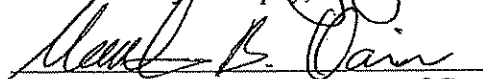
"The Commission 'shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance' (contributing resources). The Commission 'may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, or involving new construction' (non-contributing resources), unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure (66B, Section 8.08)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

Staff recommends denial of the application to apply a water repellent coating to the brick because it has not been demonstrated that repointing and the selective replacement of spalled brick is insufficient to make the building watertight.

Application determined technically complete:


Lisa Mroszczyk Murphy, Historic Preservation Planner


Matthew Davis, AICP, Manager of Comprehensive Planning

MHIC #21419

J.D.WALTER & CO. INC.

PA #058452

16617 Old Emmitsburg Road • Emmitsburg, MD 21727

301.447.6131 • 800.448.6131

Email: jdwalterandco@gmail.com

Formal

PROPOSAL SUBMITTED TO: Bernie Kelley		PHONE: 703-906-5203	DATE: 02/12/2012
STREET ADDRESS: 103 W. 2nd Street		JOB NAME: 103 W. 2nd Street	
CITY, STATE, ZIP: Frederick, MD 21701		JOB LOCATION: Frederick, MD	
ARCHITECT: N/A	DATE OF PLANS: 02/12/2012	JOB PHONE: 703-906-5203	EMAIL: berniekelley@comcast.net

We hereby submit specifications and estimates for:

Scaffold east side gable with 24" scaffold to reach chimney, set roof ladders and covers for wires, replace up to 15 spalling brick to chimney and right of gable window jam, perform an approx. 25% tuck point to chimney and window area using a type K mortar mix, secure loose brick to chimney offsets, and apply a beveled cement bead at cap to prevent water penetration into chimney throat. General clean up and debris removal as job progresses. **Total Cost: \$3,200.00.**

Option A – Move roof ladders to west side parapet, clean and secure offsets, install a new beveled cement bead over parapet cap. **Total Cost: \$320.00.**

Option B – To Front: Rake out and repoint with a type K mix to match existing mortar to approx. 12 in. ft. of stair stepping cracks above and below first floor window on the east side. **Total Cost: \$120.00.**

Option C – Apply two wet on wet spray coats of *Siloxane PD* water repellant to chimney and parapet. **Total Cost: \$215.00.**

We Propose hereby to furnish material and labor - complete in accordance with above specification, for the sum of: *Thirty Two Hundred Dollars, plus possible cost of options.*

Payment to be made as follows: One half payments due when scaffolding is erected. Balance and cost of options due when project is completed.

Work to begin on or about: March 2012

All work to be completed in a workmanlike manner in according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. All contractors must be licensed by M.H.I.C. For Inquires call 301-383-4043. Note: This proposal may be withdrawn by us if not accepted within: 120 days.

Authorized Signature:

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. DATE OF ACCEPTANCE: _____

Authorized by J.D. Walter and Company, Inc:

Historic Brick & Stone Restoration • Repointing, Sandblasting, Pressure Washing
Stucco, Formstone, Waterproofing • Veneer Stone Installation
MHIC #21419 PA #058452

►SURE-KLEAN► Weather Seal

Siloxane PD

long-lasting, prediluted water repellent

OVERVIEW

Sure Klean® Weather Seal Siloxane PD (predilute) is a ready-to-use, water-based silane/siloxane water repellent for concrete and most masonry and stucco surfaces. Siloxane PD will not impair the natural breathing characteristics of treated surfaces. It helps masonry resist cracking, spalling, staining and other damage related to water intrusion. Low odor and alkaline stable, Siloxane PD is ideal for field and in-plant application.

PERFORMANCE TESTS

Laboratory testing shows Siloxane PD to be a highly effective general-purpose water repellent.

ASTM E 514 Standard Test Method for Water Penetration and Leakage Through Masonry (compared to untreated control) 100%

ASTM E 96 Water Vapor Transmission (retention compared to untreated control) ... 91%

ASTM C 97 Reduction of Water Absorption (compared to untreated control) 89%

Rilem II.4 Tube Test
5.0 milliliter tube 0 ml loss

Surface Deterioration/Discoloration None

Resistance To

- Sunlight Excellent
- Alkalinity Excellent

Surface Appearance

(after application) No change

SPECIFICATIONS

For all PROSOCO product specifications visit www.prosoco.com and click on "SpecBuilder" or "Solution Finder."

ADVANTAGES

- Penetrates deeply for long-lasting protection on vertical or horizontal surfaces.
- Service life is estimated at more than 10 years.
- Treated surfaces "breathe" — does not trap moisture.
- Water-based formula minimizes explosion and fire hazards compared to solvent-based water repellents.
- Easy cleanup with Enviro Klean® 2010 All Surface Cleaner.
- Low odor for safer application to occupied buildings.
- Alkaline stable — suitable for new "green" concrete, 14–28 days old.
- Ready-to-use product. No on-site dilution required.
- Complies with all known national, state and district AIM VOC regulations.

Limitations

- Will not keep water out of cracks, defects or open joints.
- Not recommended for below-grade application.
- Not suitable for application to synthetic resin paints, gypsum, or other non masonry surfaces.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Weather Seal Siloxane PD is compliant with the following national, state and district regulations:

- ☒ US Environmental Protection Agency
- ☒ California Air Resources Board SCM Districts
- ☒ South Coast Air Quality Management District
- ☒ Maricopa County, AZ
- ☒ Northeast Ozone Transport Commission

TYPICAL TECHNICAL DATA

FORM	white milky liquid
SPECIFIC GRAVITY	0.996
pH	4–5
WT/GAL	8.29 lbs
ACTIVE CONTENT	1%
TOTAL SOLIDS	4% ASTM D 5095
VOC CONTENT	<30 g/L Low Solids Coating
FLASH POINT	>212° F (>100° C) ASTM D 3278
FREEZE POINT	32° F (0° C)
SHELF LIFE	1 year in tightly sealed, unopened container

Water Repellent Application Request -

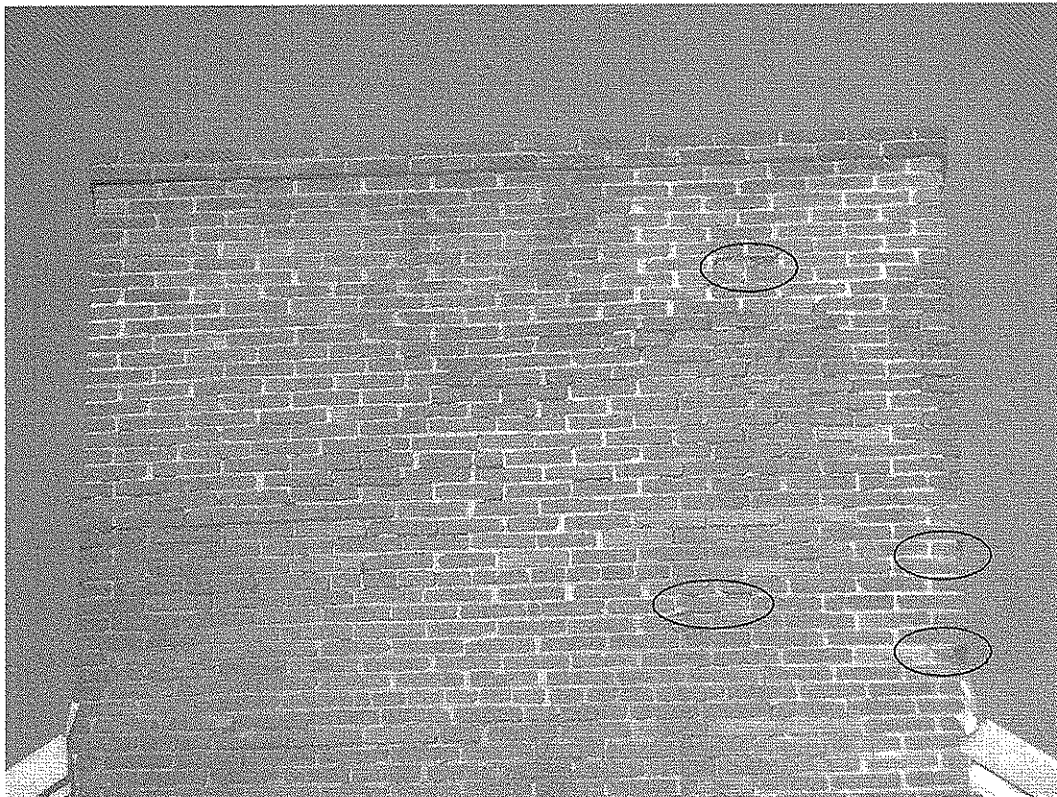
The Frederick Town Historic District Design Guidelines state on page 46 *"The painting or coating of masonry structures that are not currently painted or coated will not be approved, except in those cases where it will help stabilize deteriorating brick."*

The brick on the east side of the house are original to the house, which was built circa 1818-1820. Typical of brick from this period, these bricks are soft and porous, and have many cracks in their faces. This makes the brick susceptible to spalling and deterioration. There are currently 12 to 15 spalling brick on the Chimney. This project will replace those bricks that are beyond repair.

In addition we are requesting permission to apply a water repellent to help prevent continued deterioration of original bricks and to protect the original interior roof beams, which have been soaked through with water that has come through the porous and spalling brick. There have been past attempts to repoint and repair the area in question, and it is clear that the interior moisture has continued to be a problem for a long time. The Siloxane PD water repellent does not trap moisture and allows treated surfaces to "breathe." We will limit the application of the water repellent only to the chimney and window area that is the source of the interior moisture problems.

The following statement from a National Park Service Preservation Brief titled *"Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings"* (Robert C. Mack, FAIA & Anne Grimmer) applies to this situation:

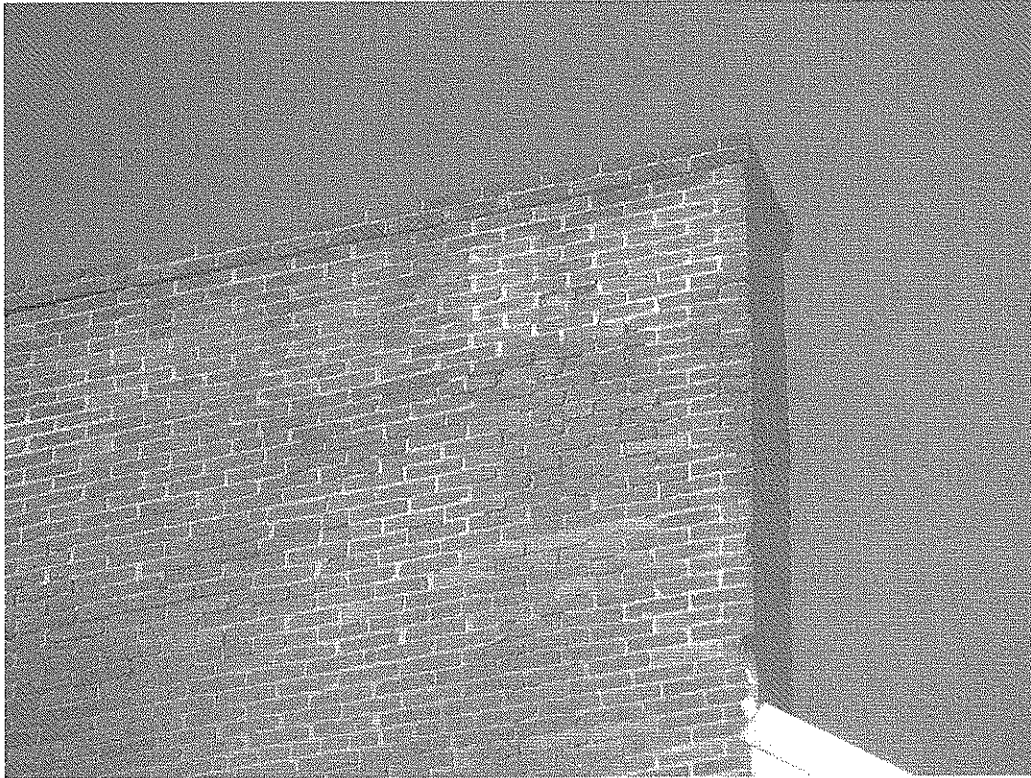
"There are some instances when a water-repellent coating may be considered appropriate to use on a historic masonry building. Soft, incompletely fired brick from the 18th-and early-19th centuries may have become so porous that paint or some type of coating is needed to protect it from further deterioration or dissolution. When a masonry building has been neglected for a long period of time, necessary repairs may be required in order to make it watertight. If, following a reasonable period of time after the building has been made watertight and has dried out completely, moisture appears actually to be penetrating through the repointed and repaired masonry walls, then the application of a water-repellent coating may be considered in selected areas only."



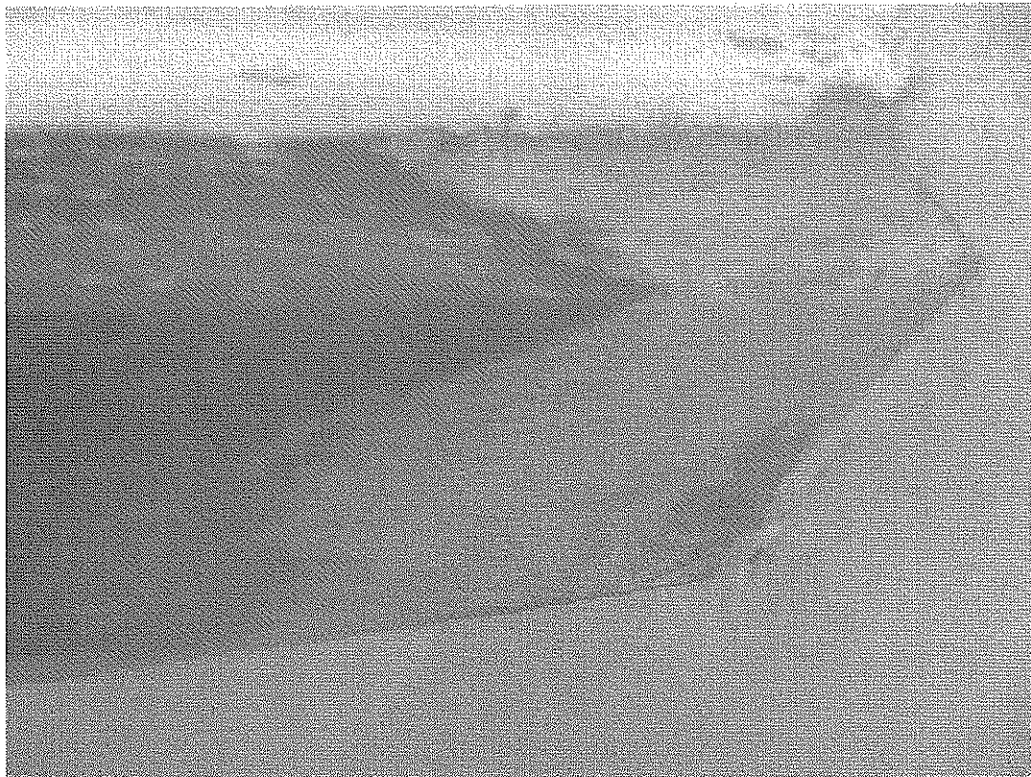
East face of the Chimney, showing several spalling bricks (circled) and significant gaps in mortar



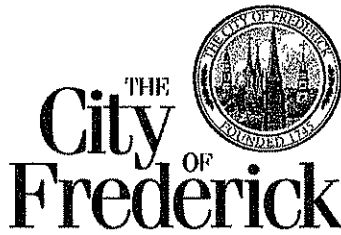
East wall / window area showing additional spalling brick (circled)



Another view of the chimney showing spalling brick and mortar problems



3rd floor interior roof beam showing significant water damage. This is an exposed beam with it's end set into the masonry on the east wall of the house



HISTORIC PRESERVATION COMMISSION

Hearing: March 22, 2012

Staff Report

PROJECT INFORMATION

CASE NUMBER: HPC12-113
CITATION ISSUED: No
ADDRESS: 512-514 N MARKET ST
APPLICANT NAME: Georgette Calomeris
PREPARED BY: Lisa Mroszczyk Murphy
DATE: March 15, 2012

PROJECT DESCRIPTION

This applicant is seeking approval to fill in a non-original window opening on the first floor north wall of a contributing resource. The opening has a wood lintel and sill but no visible framing. It is partially filled with an aluminum slider storm window and a wood board.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:

☒ Yes ☐ No

STAFF COMMENTS:

The *Frederick Town Historic District Design Guidelines* state (p.66),

In filling of historic openings generally will not be approved, and proposals to infill non-historic openings will be evaluated according to the impact on the entire wall. If the Commission approves the infill of historic openings, the lintel and sill shall be retained in place and the blocking material shall be recessed. Infilling will not be approved on street-facing elevations.

The opening is not original to the building but its age is unknown. There are several phases of modifications to openings visible along the building's north wall with varying construction details. The subject opening does not relate to any of the other existing openings on this wall. Thus, there is no architectural or physical evidence that establishes what type of window that was originally in this opening. In addition to the aforesaid, staff supports the infill of this opening because:

- The infill will not cause the removal of any historic window;
- The opening is already partially filled in;

- It is not on a street-facing elevation; and
- It will not negatively impact the entire wall.

Since the opening is of undetermined age, it is still important to keep a record by recessing the infill and retaining the lintel and sill in place.

"The Commission 'shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance' (contributing resources). The Commission 'may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, or involving new construction' (non-contributing resources), unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure (66B, Section 8.08)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

Staff recommends approval to remove the aluminum window and wood infill from the existing opening on the first floor of the building's north wall and fill in the opening with brick with the following conditions:

- The brick infill is recessed approximately one half inch;
- The lintel and sill are retained in place; and
- The infill is painted to match the surrounding wall.

Application determined technically complete:


Lisa Mroszczyk Murphy, Historic Preservation Planner


Matthew Davis, AICP, Manager of Comprehensive Planning

PROPOSAL

EARP AND SONS MASONARY
5603 GLEN HILL CT
JEFFERSON, MD. 21755
1-301-371-4656
MHIC #72072

PROPSAL NO. 11
DATE 2/25/2012

SUMMITTED TO:
Georgette Calomeris
Calomeris Reality, LLC
6309 Iverson Terrace

WORK TO BE PERFORMED AT:

514 North Market
Frederick MD 21701

We hereby propose to furnish the materials and labor necessary for the completion of

Take out window 1st. floor north side rear of house and brick up opening with brick that match existing brick . brick will be painted to match house by someone else.

materials and labor.....\$280.00 dollars

All material are guaranteed to be as specified, and the above work to be preformed in accordance with the drawings and specifications submitted for abouve work and completed in a substantial workmanlike manner for the sum of:
\$280.00 dollars

with payments made as follows:

total when job is complete

Any alteration or diviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

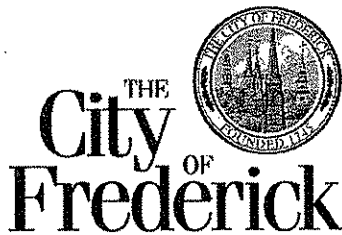
The above prices, specifications and aconditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Signature _____





HISTORIC PRESERVATION COMMISSION

Hearing: March 22, 2012

Staff Report

PROJECT INFORMATION

CASE NUMBER: HPC12-120
CITATION ISSUED: No
ADDRESS: 214-214A East 6th Street
APPLICANT NAME: Lori Duke
PREPARED BY: Christina Martinkosky
DATE: March 14, 2012

PROJECT DESCRIPTION

The applicant proposes to install a sturdy gate to enclose a private alleyway. The design also includes an eight light "transom" set in a wood frame. The alley leads to a semi-enclosed living space that spans the rear elevation.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

This application meets the *Frederick Town Historic District Design Guidelines*:

☒ Yes ☐ No

STAFF COMMENTS:

Alley gates in the City of Frederick typically face the street and often lead to a back yard. In this case, the private alley provides access to a semi-enclosed living space. The owner wishes to install a sturdy door for security. Traditionally, alley gates are made of wood or cast iron, may be the height of a typical door, and can incorporate decorative elements above.

There is no physical or documentary evidence that an alley door previously existed at this location. However, alley gates are a common feature found on twin dwellings in Frederick, and its addition is not inappropriate. The *Frederick Town Historic District Design Guidelines* state that "if documentation is not available, a new gate should be based on other historic gates in the neighborhood" (pg. 126).

Staff finds that the proposed alley gate and transom does feature an appropriate design. Similar wood gates can be found at 219-221 East 2nd Street and 103 West 2nd Street. Glass transoms above alley gates can also be found within the Historic District. Staff recommends that clear glass be used for the transom.

The height of fences and gates is regulated by City Code. The code allows fences and gates to be six-feet high, including posts, as measured from the final finished grade. The proposed fence is 75" in height; three inches above regulation. Staff recommends that the height of the gate is reduced to 72", and the height of the transom area increased from 19" to 22".

The construction of the gate should be done in a way that minimizes damage to the historic masonry walls and brick walkway. Staff recommends that any required fastening of the gate posts to the building must be made through the mortar joints rather than the historic masonry; and that a section of the brick walkway be temporarily removed during construction and replaced in the original running bond pattern.

"The Commission 'shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance' (contributing resources). The Commission 'may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, or involving new construction' (non-contributing resources), unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure (66B, Section 8.08)" (*Frederick Town Historic District Design Guidelines*, p. 15).

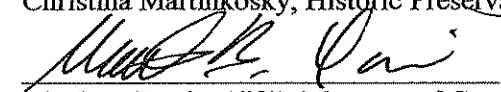
STAFF RECOMMENDATION

Staff recommends approval of this application with the following conditions:

- Only clear glass is to be set into the transom area;
- The height of the gate is reduced from 75" to 72" and the height of the transom area increased from 19" to 22";
- Any required fastening of the gate posts to the building must be made through mortar joints rather than the historic masonry; and
- A section of the brick walkway must be temporarily removed during construction and replaced in the original running bond pattern. Any footers required for the gate must allow for the bricks to be replaced.

Application determined technically complete:

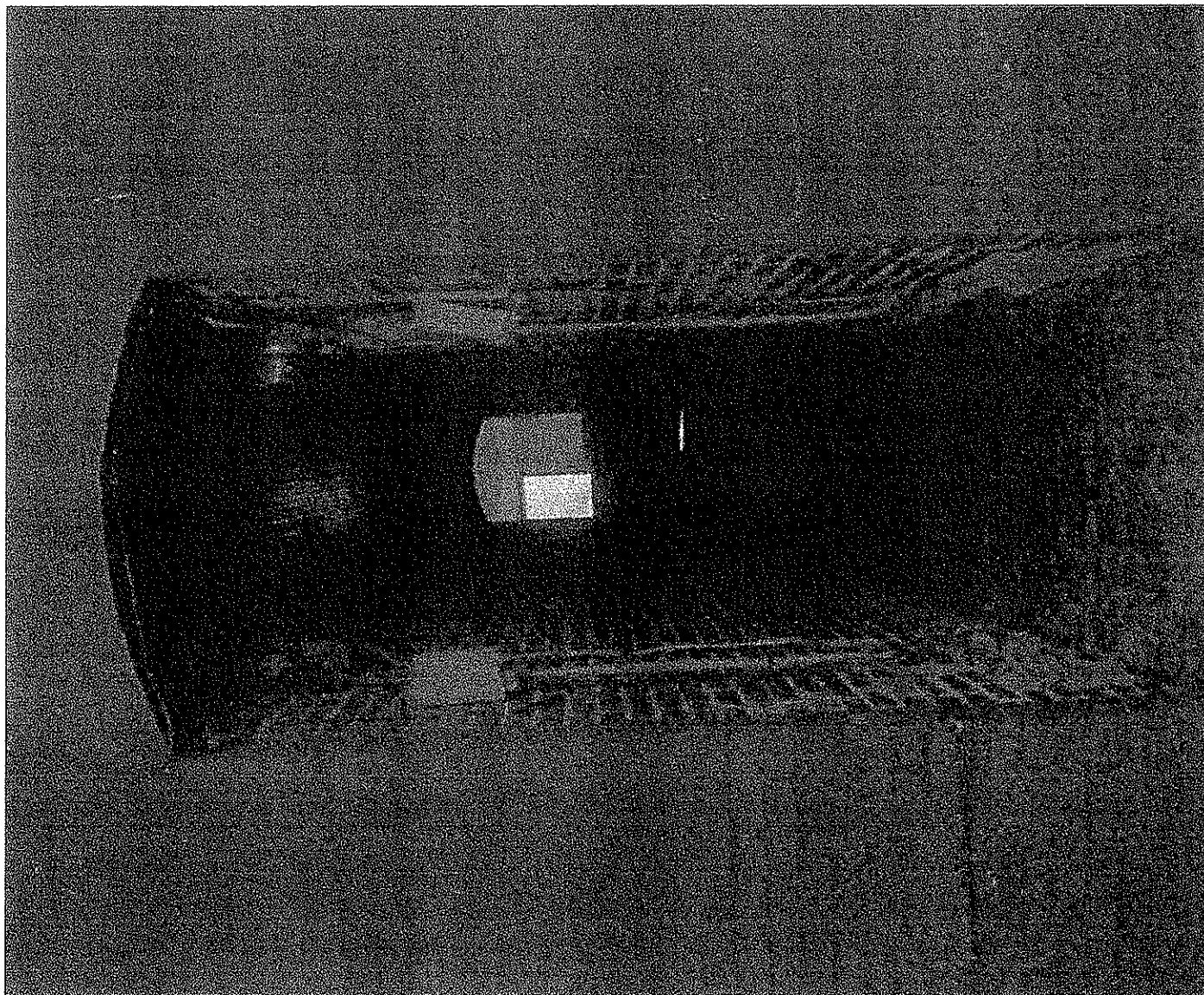

Christina Martinkosky, Historic Preservation Planner


Matthew Davis, AICP, Manager of Comprehensive Planning

Back of Alley
leads into interior
of house

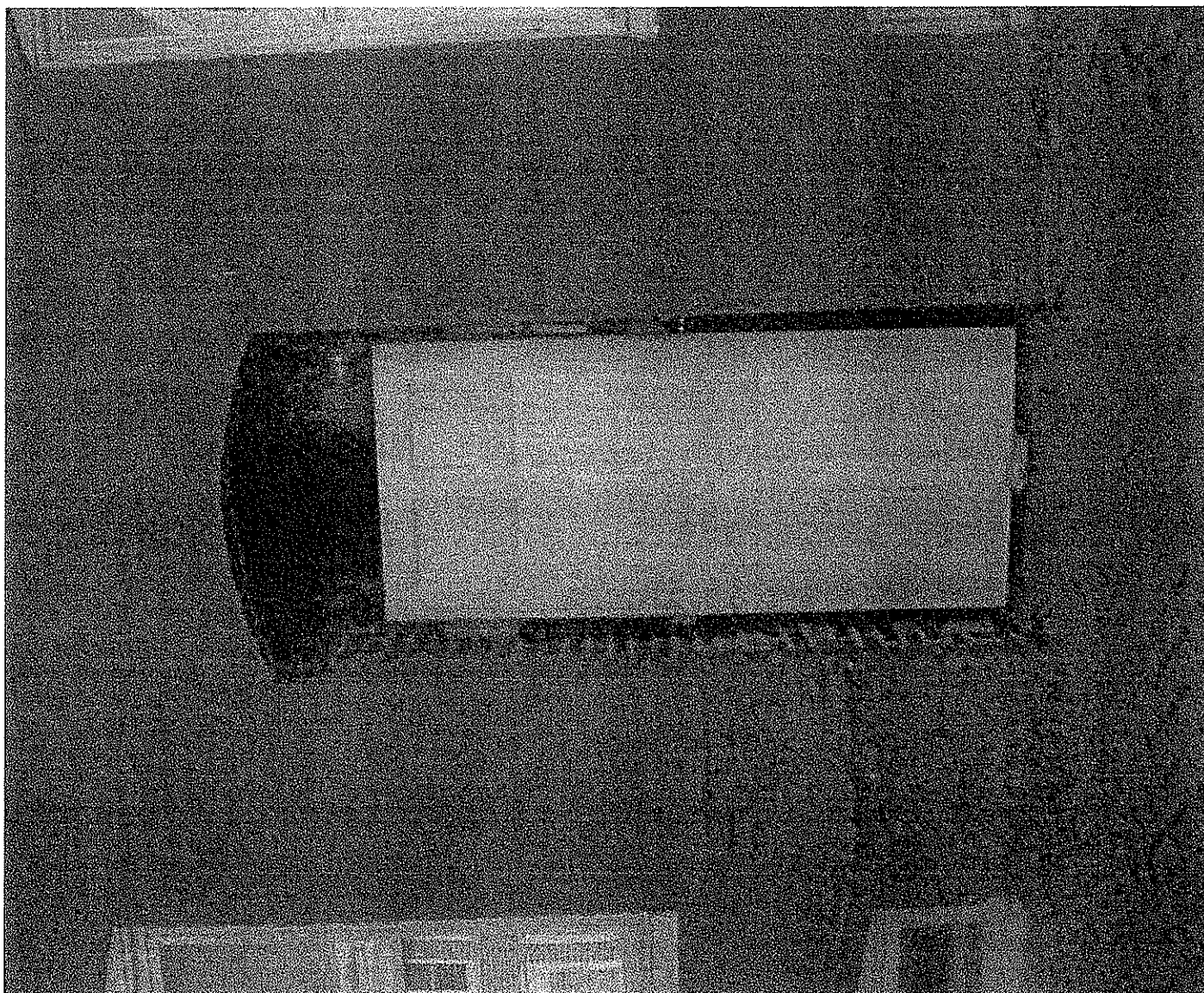


← ALLEY
VIEW FROM
STREET
ILLUMINATED
AREA IN
BACKGROUND
IS BACK OF
ALLEY and
interior of
house

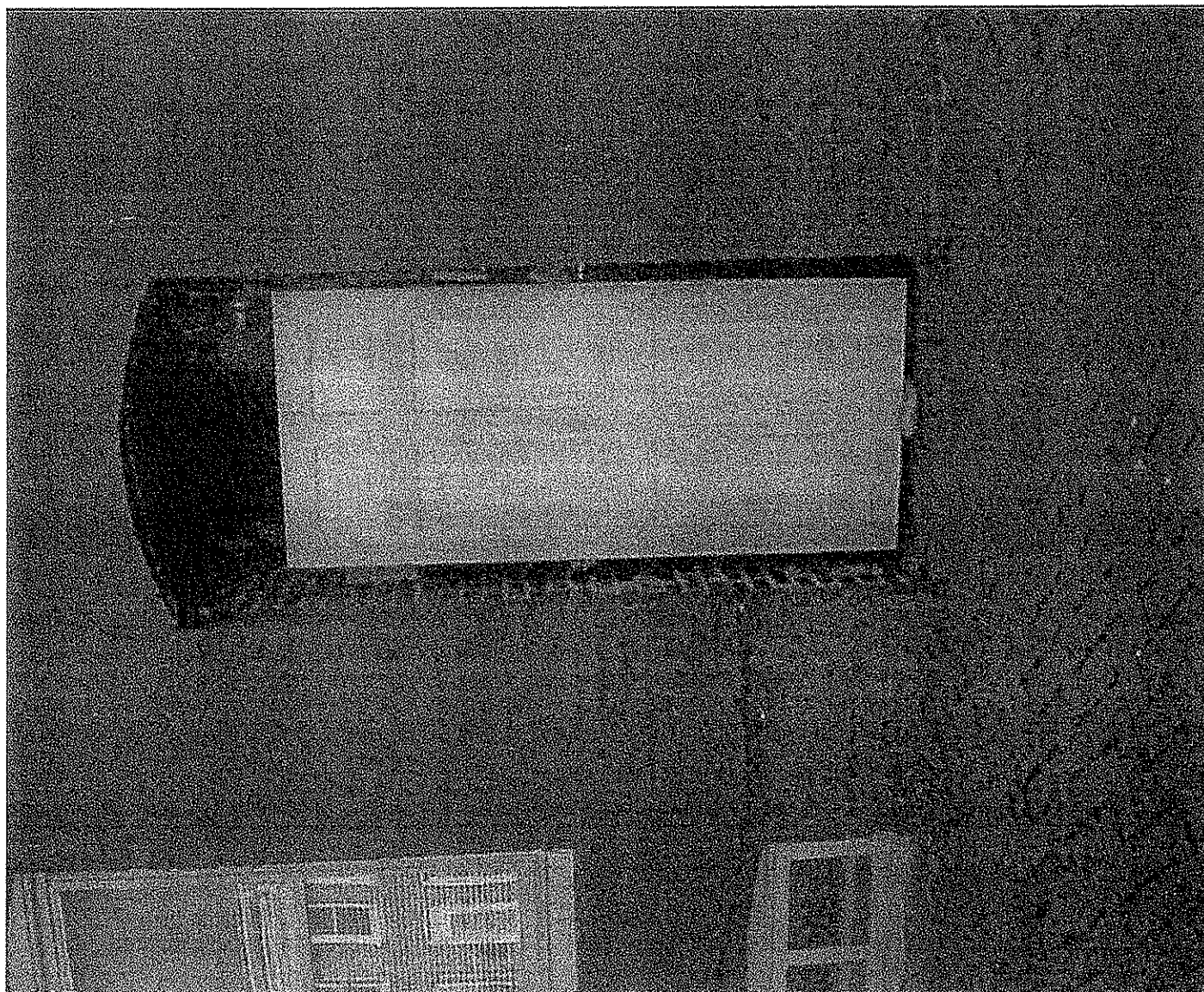


← close off top
of door

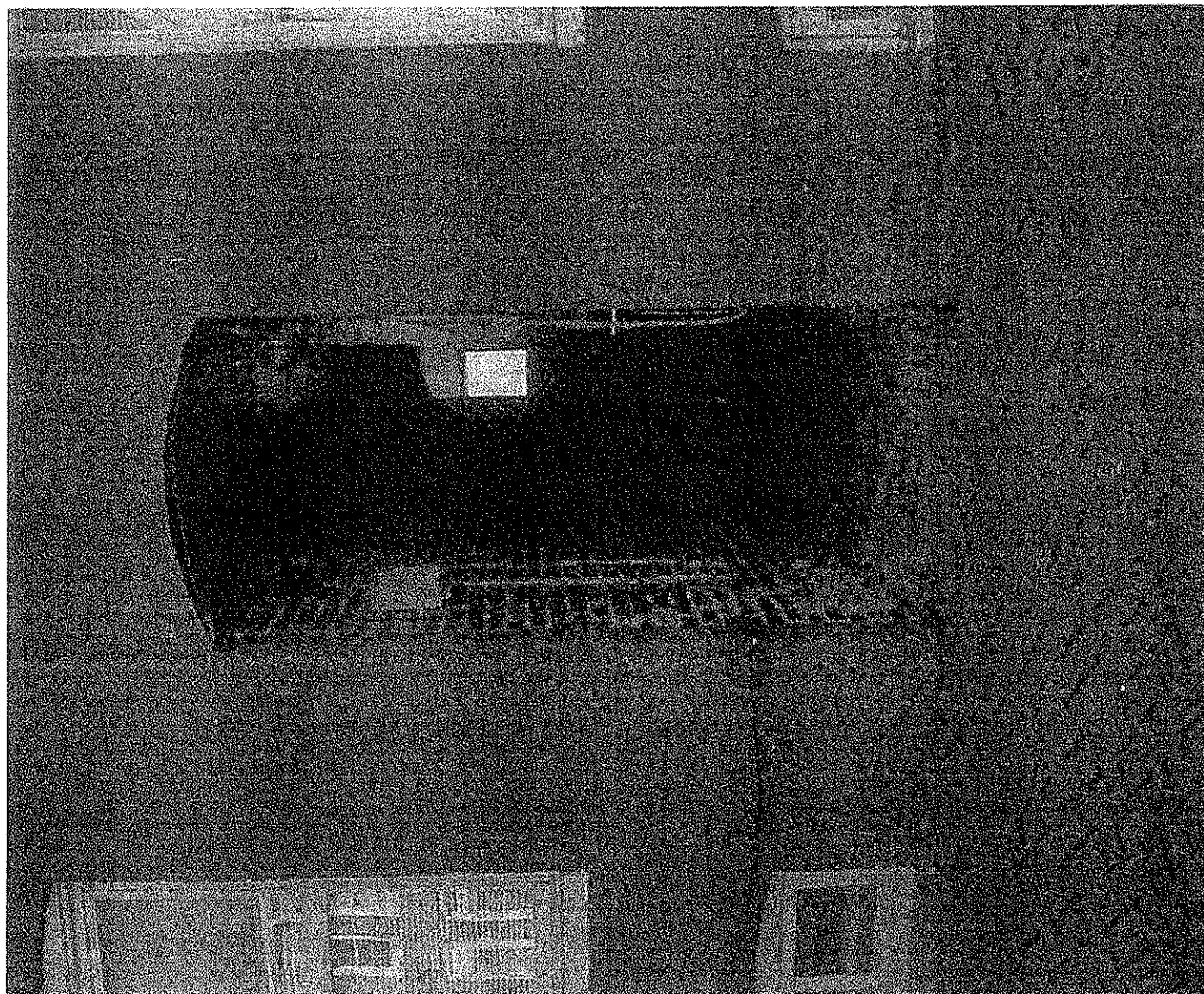
← ALLEY
w. in
Door



Away
with
Door



✓ Another Picture
Front of House
View of
Alley



EXISTING ROOF

SIDE VIEW

STAIRS TO BE
CONCRETE AND

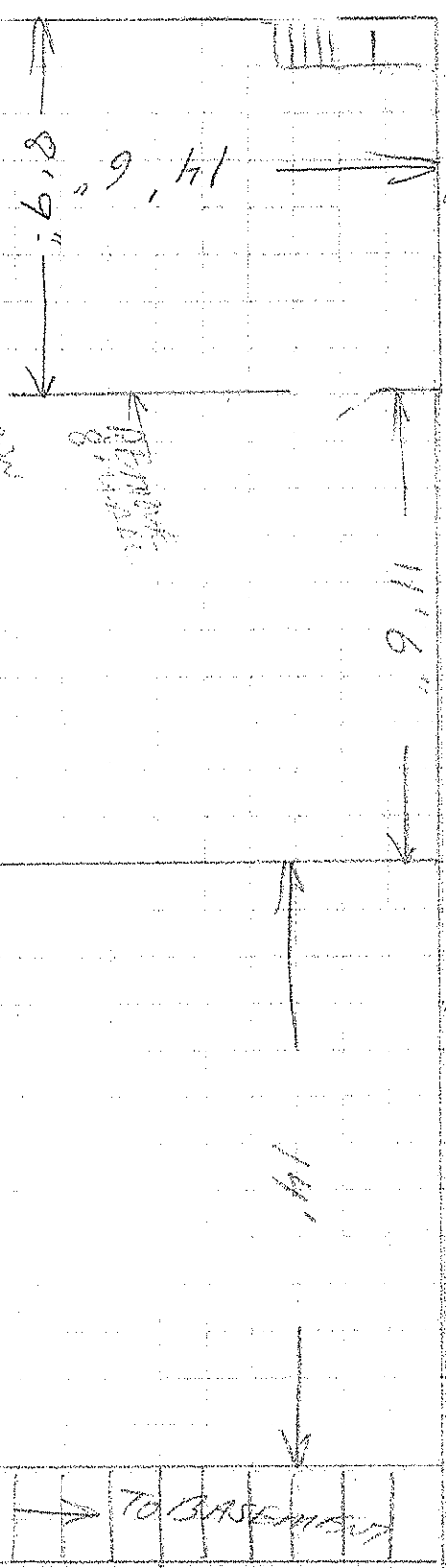
POSSIBLE STAIRS & RAIL

POSSIBLE RAISE FLOOR TO EXISTING LEVEL
2x8-FLOOR VOIST- 16" O.C.

FRAME WALL

BRICK WALL

TOP VIEW



NEW KITCHEN AREA

PROPOSED NEW 2x4 WALL 16" O.C.

WALKWAY - 39"

RAISED 10" NEW 2x10 JOIST 16" O.C.

CEILING STAIRS

214 L 14h CT - DIRECT FLAND

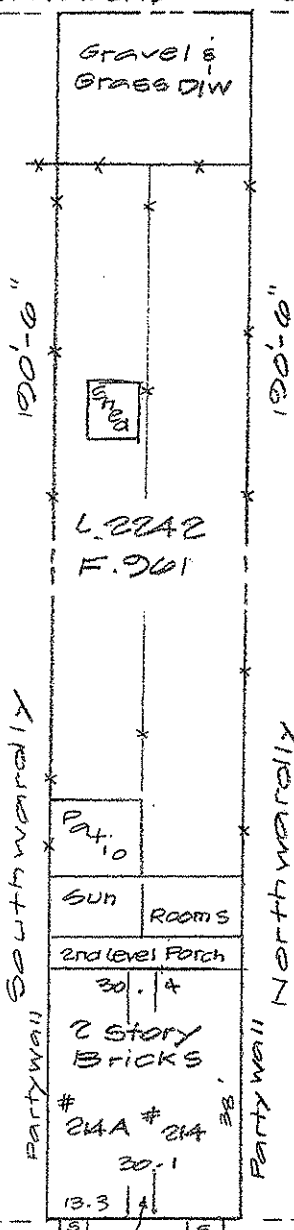
- NOTES: 1. THIS LOCATION DRAWING WAS PREPARED UNDER THE DIRECT REVIEW AND SUPERVISION OF DAVID L. HALLER-MD. REG. NO. 240
 2. NO TITLE REPORT PROVIDED
 3. THIS LOCATION FOR TITLE PURPOSES ONLY - NOT TO BE USED FOR DETERMINING PROPERTY LINES
 4. PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS LOCATION

CASE / FILE NO. UTS-7012

14' ALLEY
(12' wide)
westwardly 30'

IMPROVEMENT LEGEND

Sh = Shed
 S = Stoop
 P = Patio
 D = Deck
 B/E = Basement Entrance
 D/W = Driveway
 C = Concrete
 St = Stone
 Br = Brick
 Fr = Frame
 || = Fence / F
 G = Gate
 O/H = Overhang
 Por = Porch
 Sty = Story
 Asp = Asphalt



LOCATION OF HOUSE
 V.M. & N.L. MARTIN
 PROPERTY
 Liber 2242 Folio 961
 City of Frederick
 Frederick County, MD

EAST SIXTH STREET

Note: No Property Corners Found

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE
 EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED
 PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

[Signature]

DAVID L. HALLER
 MARYLAND R P L S No. 240

REFERENCES

PLAT BK

PLAT NO

LIBER 2242

FOLIO 961



HALLER-BLANCHARD & ASSOCIATES

P.O. BOX 1774
 FREDERICK, MARYLAND 21702
 (301) 846-7788

DATE OF PLANS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: BB

HSE. LOC.: 10-7-11

JOB NO.: 11095

BOUNDARY:

THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE OF THIS PLAN AND IS FOR MORTGAGE PURPOSES FOR DUKE

FLOORPLAN

Borrower: MAE DUKE

File No.: 12826118

Property Address: 214 - 214A EAST 6TH STREET

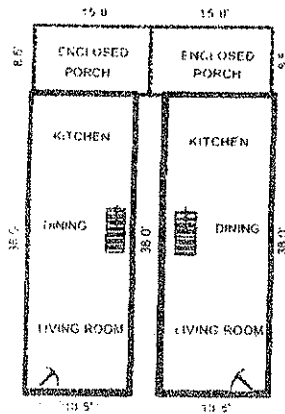
Case No.:

City: FREDERICK

State: MD

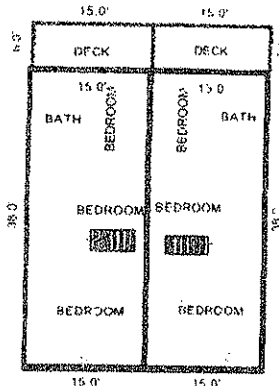
Zip: 21701-5220

Lender: PNC MORTGAGE A DIVISION OF PNC BANK NATIONAL ASSOCIATION - PARENT



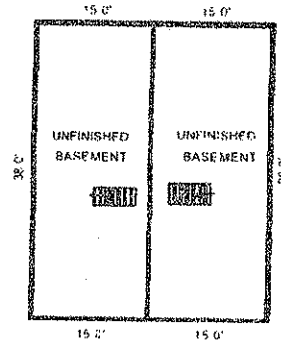
1ST LEVEL
214

1ST LEVEL
214A



2ND LEVEL
214

2ND LEVEL
214A



214

214A

Scatch/Apx/MV

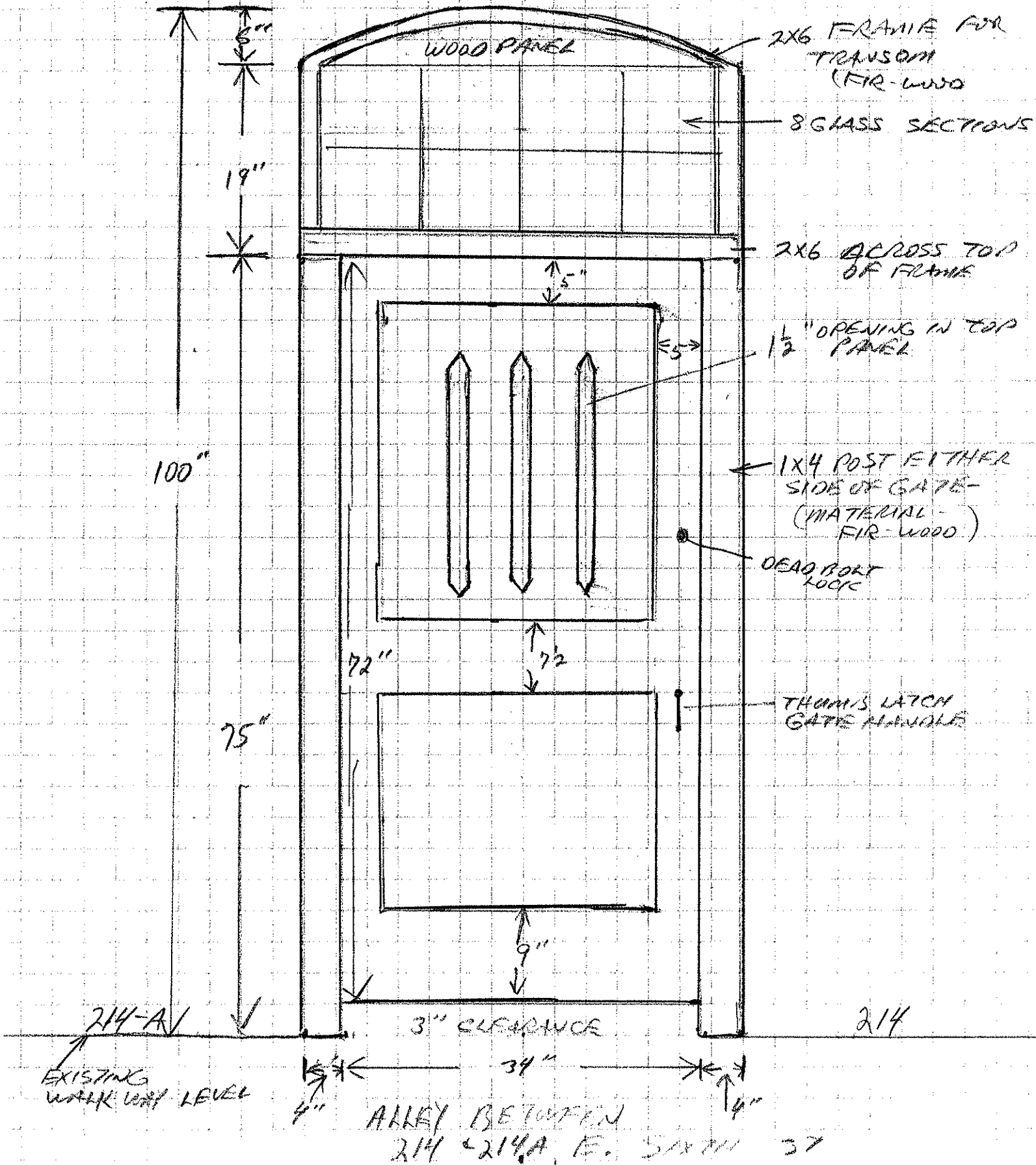
Comments:

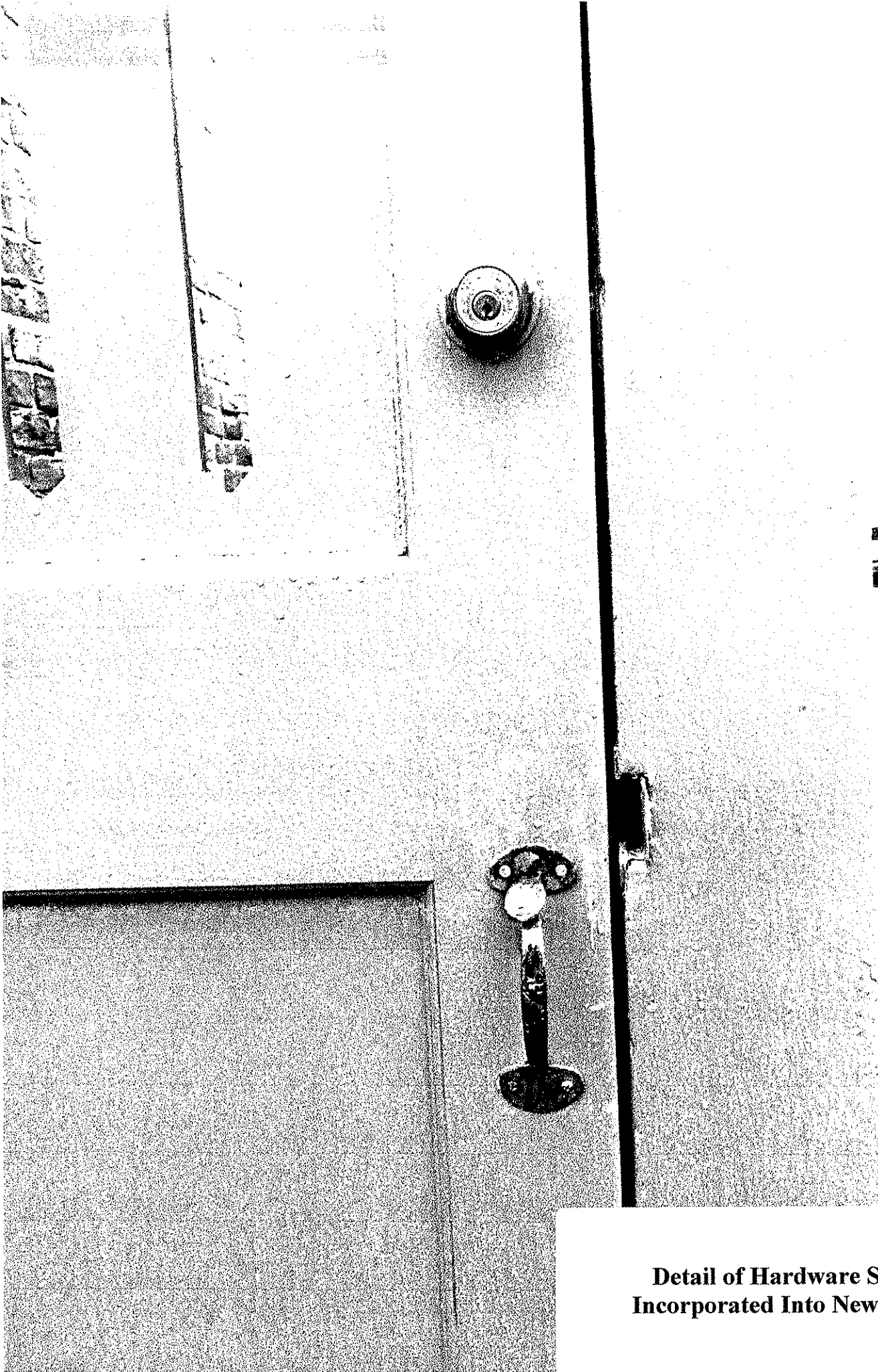
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GAA1	First Floor	513.0	
	First Floor	513.0	1026.0
GAA2	Second Floor	570.0	
	Second Floor	570.0	1140.0
BSMT	Basement	570.0	
	Basement	570.0	1140.0
P/P	ENCLOSED PORCH	127.5	
	ENCLOSED PORCH	127.5	
	DECK	90.0	
	DECK	90.0	435.0

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
13.5	x	38.0	513.0
13.5	x	38.0	513.0
Second Floor			
15.0	x	38.0	570.0
15.0	x	38.0	570.0

PROPOSED GATE FOR ALLEY/WALKWAY BETWEEN
214 & 214A. E. SIXTH ST.

ALL MATERIALS TO BE OF FIR WOOD, EXCEPT GLASS IN TRANSOM.
GATE IS $1\frac{1}{2}$ " THICK





**Detail of Hardware Style to be
Incorporated Into New Alley Gate**

2012.03.02



New Alley Gate to Mimic Gate Door at
103 W. 2nd Street